

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
April 19, 2004**

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Earle Nay, Chris Corrigan, and Sandy Pearlman. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Bev Shaw, Charlotte Martin and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, Public Information Officer Wyatt Hornsby, City Council member Patti O'Callaghan, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:34 pm. Mr. Bauman recommended that we check with Ms. Martin each meeting to make sure that the appropriate notices have been posted and sent to the media. Ms. Martin stated that Ms. Loerbs-Polley has done so.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes from March 29, 2004. Ms. Hoyer seconded. Mr. Belter stated a correction on page 5, 9th paragraph, last sentence was stated by *Mr. Andrew* not myself.

Ms. Hoyer asked for clarification in regards to the 2004 gateways. Mr. Belter stated that the Hawkins plan makes suggestions about where the gateways would be listed. Ms. Hoyer stated that she couldn't however find that in our list of items. Ms. Shaw stated that the Hawkins Environmental Plan includes doing any research on property to determine whether we can do something on that property or not once we have (in house) located some spots that might be usable. It also includes taking a conceptual drawing that someone, perhaps John Collier, might do and turn it into a construction document. Those are the two parts that are in the Hawkins contract. We have talked with John Collier to see if he will work through Hawkins, as he has in the past, to come up with some concepts of the gateway. Mr. Gall stated that there are a huge number of things on the Task Force as recommendations and you don't go straight from recommendations to construction documents. You have to go through some processes to find out if the recommendations can even happen. A large part of what I believe Hawkins is going to do initially is to determine the possibility of some of these recommendations before they move forward to design things that may or may not work. Ms. Hoyer stated that she understands that, but when she was reading the TIF list of projects, she couldn't find gateways included on the list. Mr. Bauman stated that the question mark on the list wasn't a matter of whether or not we would do this, but a matter of when. Ms. Hoyer stated that I then looked at the Hawkins list and it wasn't included in that. Ms. Shaw stated that there is the tax part from Hawkins and the list. I believe that it is in the tax chart and it's almost an as needed item. If we need them to research the availability or feasibility of a certain piece of property, they will do that. If we need them to turn a concept into a construction document, they will do that. I think it is in there in a sort of vague way, which is probably why it isn't clear. Mr. Belter asked Ms. Shaw if she could ask Mr. Andrew to help clarify that at our next meeting. Ms. Shaw said sure.

No other corrections or discussion was made regarding the minutes. The motion to approve the minutes as corrected passed unanimously 4-0.

NEW BUSINESS

Ms. Pearlman made a motion to authorize the trustee to pay claims. Mr. Nay seconded. Mr. Belter asked Ms. Martin if these have been reviewed and approved by the appropriate people. Ms. Martin stated that is correct. Mr. Belter asked if there were any questions about the claims. None were made. The motion passed unanimously 4-0.

Mr. Belter asked if Mr. Gall would give us some updates on the projects we have underway. Mr. Gall stated that we have a contract going to Board of Works tomorrow for Milestone Contractors in the amount of \$227,700 for the Wabash Heritage Trail and Overlook Connection Project. Those bids were received on April 6th. They were within the budget. We will be asking for the approval from Board of Works and for them to then turn that contract over to the Redevelopment Commission for payment as the funding source is through the TIF. We expect construction to begin on that shortly.

Mr. Payne stated that in that area we are doing some additional follow up work to near completion of the utility building. In looking at the redesign of that intersection of Brown and Tapawingo, we've provided some additional modifications to the Traffic Commission that will include some additional work on Brown Street between Tapawingo and the new overlook, where the trail crosses the overlook and would be separated from the access.

Mr. Gall stated that on the Chauncey Street Utility Relocation and Overhead Street Light Project, we do hope to potentially start some of the utility work this week. We just received the majority of the utility relocation cost information from Cinergy and Insight. We do not have final information from Verizon yet. We are far enough along that we can have them start. We should be able to get the rest of the pricing together and come up with the breakdown between utility work and sidewalk work and such, prior to the time that you have to pay any claims. The vast majority of this work is now being done by the utilities companies. We will be meeting tomorrow with a light pole manufacturer to finish the specifications on the light poles and get those in the process of being ordered so that they can be available. In addition, we'll be installing a line of conduit for a future potential fiber optic pathway along Chauncey from the alley south of the garage all the way to North Street. We will be utilizing contractors who are already working for the most part on site for the library since their work touches our work and in some spots is integral with ours.

Mr. Payne stated that we've looked at the lighting with the representative to make sure that what we pick there is available with the rest of the Village lighting. They've had extensive work with everything. They've been very helpful to us and have been looking at the big picture with how we could use similar, compatible, complimentary, products.

Mr. Gall stated that the library's street lighting plans involve the Cinergy's street lighting fixture. There will be black Cinergy lights extending down Columbia to Chauncey and then both North and South along the library and garage project and the library itself on Chauncey. Those foundations and the light costs will be paid by the library. They will be paying all that as part of their project costs. We will be bringing to Board of Works the agreement to pay the monthly maintenance and power on those lights so that they'll be like the other lights in the Village.

Mr. Belter asked about the trail extension work along Sagamore Parkway. Mr. Gall asked if he was referring to Friendship House. Mr. Belter answered yes. Mr. Gall stated that we need to work with Verizon and Insight. They have a couple of significant structures that are in the middle of that segment. We need to determine the cost in getting those relocated and figure how we are going to do that.

Mr. Payne stated that we are also working on the extension down to the Sagamore Center and meeting with landowners there and working with other design firms on other projects such as Westminister. We are looking for additional opportunities for extensions of the Northwest Greenway Trail networked to make connections to Sagamore. It's pretty complicated but everyone seems positive about it. There seems to be utilities in the way wherever we go.

Ms. O'Callaghan asked about the Wabash Heritage Trail, will that connect the new part of the trail by Williamsburg with the rest of the trails? Mr. Payne stated that yes it would. We've delayed trying to make that connection for some time to let some other projects get accomplished but we do need to move ahead with that.

Mr. Belter asked if there were any other questions. Mr. Corrigan asked if the security cameras are in yet. Mr. Gall stated that they are in and running. They are being monitored in the booth. They are going to be doing some training on Wednesday with the people who are running the garage. I have touched base with the Chief of Police to determine what the best method is for them to do when they've found damage from the recordings and how to get that to the police so it's on record. We are checking in to the possibility of tying the system into the Police internet connection for that access but we haven't figured out the security issues with that yet. Ms. Shaw stated that the signs have been made to go up that say that all activities are monitored by video camera and they will probably go up this week. Mr. Gall stated that they have a very good Garage Manager, Eric Pryer, who is on site almost every day and is very actively trying to keep that running.

Mr. Belter asked about the landscaping there. Mr. Gall stated that they have been working on it and essentially everything but the sign is done. We have some irrigation issues around the sign that have to be done. Everything around Scotty's and in the new segment was finished prior to the April 15th deadline. Benches and trash receptacles are in and there are a few bike loops to go in. That area is all opened and being used. Mr. Bauman stated that the developer has also been maintaining it very well.

Mr. Belter asked if there was any public comment for the Commission. None was made.

The Commission scheduled the following two meetings for May 17th at noon and on June 21st at noon.

Mr. Nay made a motion to adjourn. Ms. Pearlman seconded. The motion passed unanimously 4-0. The meeting adjourned at 1:00 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.